



Stanton & Taylor
REAL ESTATE

FAQ Sheet

Property:	6 Endgate Glen, Werrington Downs
Price:	BUYERS GUIDE \$850,000 - \$900,000
Year of Build:	Circa 1981, built by Clarendon Homes
Land Size:	692m ² (Approximately)
Land Zone:	Zone R2 Low Density Residential (Penrith LEP 2010)
LGA:	Penrith City Council
Council rates:	\$393.94 per quarter (approx.) 1575.74
Water rates:	\$178 per quarter (approx.)

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*****PLEASE TURN OVER FOR A LIST OF FEATURES AND NON STANDARD IMPROVEMENTS *****

Improvements:

- New Split system air conditioning system
- Full roof restoration to house and garage
- New flyscreens all around
- New lighting in house and garage
- New driveway with coloured and sealed surface
- Renovated kitchen with 40mm stone benchtops with waterfall edges
- New kitchen appliances with 900mm gas/electric oven and dishwasher
- Retiled main bathroom with new cabinets, sinks and tap fittings
- New Blinds
- Home has been fully repainted outside and inside downstairs
- Double garage with workshop/workbench space along side
- Garage has been fully plumbed for a bathroom in NW corner

Features:

- Off street parking for up to seven vehicles including double garage
- Yard area at SW corner is free of services, pipes and easements